



Flat 7, Stafford Vere Court
Woodhall Spa, Lincoln, Lincolnshire LN10 6SQ

OIEO £140,000
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Flat 7, Stafford Vere Court

Woodhall Spa, Lincolnshire LN10 6SQ

Lincoln – 19 miles

Grantham – 32 miles with East Coast rail link to London

Boston – 17 miles

(Distances are approximate)

Forming part of this landmark property directly opposite Woodhall Spa Golf Club and home to England Golf, this first floor apartment enjoys two double bedrooms and appealing living kitchen. Outside the property has allocated parking, communal gardens as is within easy walking distance from the centre of this most sought-after Lincolnshire village. LEASEHOLD.

Woodhall Spa offers a good range of shopping and social facilities. The village with its tree lined avenues, Edwardian hotels, Kinema in the Woods, and possibly one of the best inland golf courses in Britain has become increasingly popular as a residential setting. The market town of Horncastle lies approximately six miles away and stands in the gateway to the Lincolnshire Wolds, an area designated as being of Outstanding Natural Beauty. The historic City of Lincoln and the East Coast both lie within driving distance.

Accommodation

Entrance into the building is gained through a central entrance door into the main communal entrance lobby with door to side and access to the staircase to the first and second floor. Apartment 7 is on the first floor.

Apartment 7

Entrance into the apartment is gained through a solid timber door into:





Entrance Lobby

With radiator, coved ceiling and door to:

Reception Hall

With coved ceiling, power points and door to remaining accommodation including:

Living Kitchen

A triple aspect room providing:

Living Area 16' 9" x 13' 0" (5.10m x 3.96m)

With views over 'The Broadway' and having coved ceiling, radiator and power points. The room is open to:

Kitchen Area 9' 0" x 7' 0" (2.74m x 2.13m)

With a range of fitted units comprising stainless steel sink drainer inset to worksurface over base units including integral dishwasher, washing machine and fridge freezer to one end. There is a four-ring gas hob over electric oven, wall mounted cupboards above with filter hood over the hob. There is tiled flooring, coving, ceiling spot lights and power points.

Bedroom 1 15' 0" x 10' 10" (4.57m x 3.30m)

A dual aspect room with radiator, power points and television aerial point.

Bedroom 2 10' 3" x 9' 6" (3.12m x 2.89m)

With views to the side and having radiator and power points.

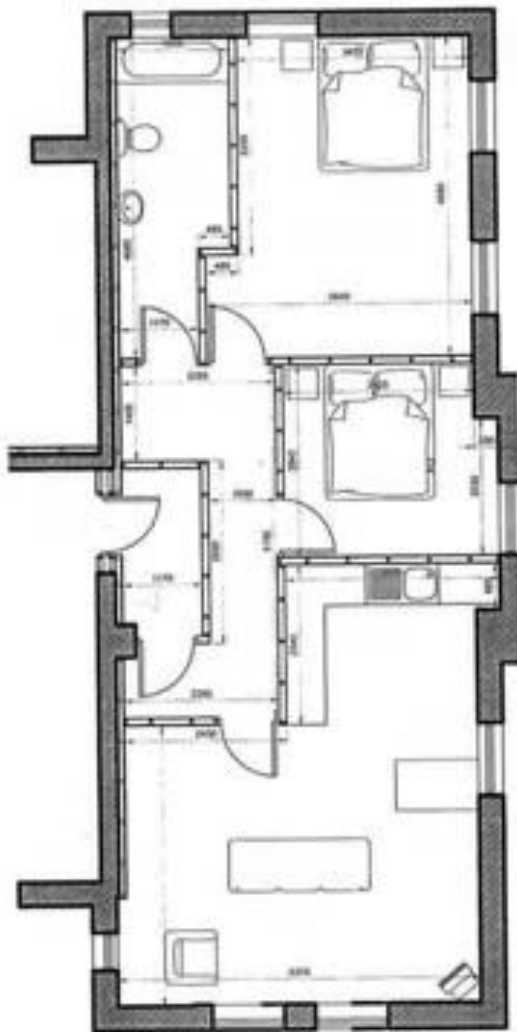
Bathroom

With a white suite comprising panelled bath with shower over, wash hand basin over vanity cupboard and a low-level WC. There is tiled flooring, ceiling spot lights and a heated towel rail.

Outside

The property is approached by a carriage in and out driveway with one parking space per apartment, there are two visitor parking space and two disabled parking spaces. To the rear of the property is a paved communal 'Courtyard' with an area of lawn to one side with a variety of decorative shrubs to borders.





LEASEHOLD

East Lindsey District Council – Tax band: C
EPC Rating: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Woodhall Spa Office.

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